

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON 9 JANUARY 2025**

- * Councillor Kiehl – Chair
- * Councillor Crooks – Vice Chair

0 Councillor Adam	* Councillor Holliday
0 Councillor Clayton	* Councillor Martin
* Councillor Crowe	* Councillor PMA Rivers
0 Councillor C Downey	0 Councillor Steel
* Councillor S Downey	* Councillor Thomson
* Councillor Duce	* Councillor Weightman
* Councillor Follows	* Councillor Williams
* Councillor Heagin	

* Present # Absent & No Apology Received 0 Apology for Absence L Late

402. MINUTES

The Minutes of the Meeting held on 19 December 2024 were signed by the Chair as a correct record.

403. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

404. DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE INTERESTS

Members made no declarations of interest in relation to any item on the agenda for this meeting, which is required to be disclosed by the Localism Act 2011 and the Godalming Members' Code of Conduct.

The comments and observations from the following Waverley Borough Councillors were preliminary ones prior to consideration at Borough Council level and were based on the evidence and representations to the Town Council.

Councillor PMA Rivers

405. PETITIONS/STATEMENTS/QUESTIONS FROM MEMBERS OF THE PUBLIC

No petitions/statements/questions had been received from members of the public in accordance with Standing Order No 4.

406. QUESTIONS BY MEMBERS

No questions from Councillors were submitted in accordance with Standing Order 6.

407. PLANNING APPLICATIONS – CONSULTATION

The Committee considered the following application raised for discussion by committee members; the full schedule of planning applications received from the Local Planning Authority since the previous Environment & Planning Committee is attached to record minutes.

WA/2024/02415 LAND OPPOSITE LATIMER ROAD BRIGHTON ROAD GODALMING -
Erection of a detached dwelling with access parking and landscaping.

Godalming Town Council objects to the proposed development and recommends the application be refused for the following reasons:

- a) THE COUNTY HIGHWAY AUTHORITY assessed the application on safety, capacity and policy grounds and recommends the proposal be **refused** on the grounds that the proposed development would have an **unacceptable impact on highway safety and would also result in conflict and interference with the safe movement of highway users contrary to Policy DM9 of Waverley Borough Council Local Plan Part 2 (2023) and Section 9 of the NPPF (2024)**. In making its recommendation, the Highway Authority highlighted the following issues:
- i. The proposed vehicular access onto Brighton Road has sub-standard pedestrian and vehicle inter-visibility splays. The proposed development therefore fails to provide safe and suitable access for all users and would have an unacceptable impact on highway safety, contrary to Policy DM9 of Waverley Borough Council's Local Plan Part 2 (2023) and Section 9 of the NPPF (2024).
 - ii. The proposed site layout does not provide any turning space to enable vehicles to enter and exit the site in forward gear, thereby resulting in vehicles reversing out onto Brighton Road, a busy classified county road at a point that is directly opposite the Brighton Road junction with Latimer Road. The reversing of vehicles onto Brighton Road, where pedestrian and visibility splays are sub-standard, would have an unacceptable impact on highway safety contrary to Policy DM9 of Waverley Borough Councils Local Plan Part 2 (2023) and Section 9 of the NPPF (2024).
 - iii. The proposed garage door is located 2.0m from the back of the public footway and will result in vehicles blocking the footway and part of the Brighton Road carriageway whilst waiting for the garage door to open. This will result in conflict and interference with the safe movement of highway users, contrary to Policy DM9 of Waverley Borough Councils Local Plan Part 2 (2023) and Section 9 of the NPPF (2024).
- b) Godalming Town Council not only fully supports this recommendation and believes that the concerns raised by the highway authority are by themselves sufficient grounds to refuse this application, it also **objects** to the proposed development on the following grounds:
- i. Godalming Town Council does not consider this application mitigates against the reasons given by the Planning Inspectorate when dismissing the appeal against the planning authority's previous decision to refuse to grant planning permission for development on this site. Specifically, Godalming Town Council believes that this development, if allowed, would significantly harm the character and appearance of the area.
 - ii. Godalming Town Council considers the proposed development to be contrary to the Godalming & Farncombe Local Plan Policy God5, which requires new development to respond to the existing street scene. Godalming Town Council considers the proposed development to be out of keeping with the street scene and character of the area. The lack of windows facing the street, combined with the narrowness of those windows, is considered to be out of keeping with the style and line of the windows of the adjacent properties, which despite being built in different eras, are sympathetic of each other and reflect a common vernacular. Likewise, Godalming Town Council considered the expansive roofline of the proposed development to be out of keeping with the character of the locality.
 - iii. Additionally, as well as harming the character and appearance of the area, Godalming Town Council believes this development would also have a detrimental impact on the environment and ecology of the area through the loss of woodland and habitat. Godalming Town Council does not consider the provision of a woodburning stove as

proposed in the application would do anything to mitigate the detrimental effect of the development and would only add to the negative environmental impact of the development.

Whilst SCC Highways has recommended refusal on highway safety grounds, Godalming Town Council also objects to this development on the grounds that it does not meet the requirements of Policy GOD6 of the Godalming & Farncombe Neighbourhood Plan. The proposed development site lies outside of the Godalming Town Centre Area and as such 2.5 spaces should be the minimum to sustain this development. At only 1 parking space for a four-bedroom dwelling, this proposal has a 60% shortfall in the parking provision required by Policy GOD 6 of the Godalming and Farncombe Local Plan.

- c) The parking spaces required by Policy GOD6.B for the areas outside the Town Centre Area should be **considered to be the minimum required** to support sustainable development within these parts of the Neighbourhood Plan area.
- d) In addition to the grounds for recommending that planning permission for this application should be refused, Godalming Town Council wishes to highlight its concern regarding surface water impact on Town End Street – Godalming Town Council is concerned that any additional development would add to the already unacceptable levels of surface water experienced within the Town End Street/Brighton Road area.
- e) If contrary to the issues raised above permission were to be granted for this development, Godalming Town Council would wish that a planning condition/restraint is placed upon the permission that would:
 - i. remove any future Permitted Development Rights on this development, specifically to prevent any change of use from a single dwelling unit to either multiple units or a House of Multi-Occupancy (HMO);
 - ii. ensure that the streetlight is retained even if re-sited; and
 - iii. a construction plan is required that ensures adequate land stability at all times and that the construction plan absolutely minimises the impact on neighbours and the highway.

408. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

There were no planning applications previously considered by this committee for which subsequent amendments had been submitted.

409. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified no items from this meeting to be publicised.

410. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 30 January 2025 at 6.30pm.

411. ANNOUNCEMENTS

The Chair informed Members that WBC will be holding a Town & Parish Forum on 3 February on the proposed changes to the NPPF, which the Chair will be attending. Other Members who may wish to attend were asked to inform the Town Clerk so arrangements can be made.

GODALMING TOWN COUNCIL

ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 10 DECEMBER-30 DECEMBER 2024

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 24/50				
TM/2024/02374	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 13/19	Shadyhanger House 18-22 Shadyhanger Godalming GU7 2HS	No Observation
WA/2024/02402	Godalming Binscombe & Charterhouse	Application under Section 73 to vary Condition 1 of WA/2024/00228 (approved plans) to allow change from pitched roof to flat roof.	5 Furze Lane Farncombe Godalming GU7 3NW	No Observation
WA/2024/02409	Godalming Binscombe & Charterhouse	Application for advertisement consent to display 8 non-illuminated fascia signs, 3 non-illuminated wall mounted poster signs and 1 non-illuminated plaque.	City Plumbing Supplies Green Lane Godalming GU7 3SN	No Observation
WA/2024/02368	Godalming Farncombe & Catteshall	Erection of a garage and outbuilding with store and associated works following demolition of existing garage and store buildings; extension of existing dropped kerb.	20 Meadow Godalming GU7 3HN	No Observation
WA/2024/02397	Godalming Farncombe & Catteshall	Erection of extensions and alterations to elevations including partial alteration to integral garage to form habitable accommodation.	9 Streeters Close Godalming GU7 1YY	No Observation
WA/2024/02371	Godalming Holloway	Erection of a single storey extension following demolition of existing extension.	29 Town End Street Godalming GU7 1BQ	No Observation
TM/2024/02376	Godalming Holloway	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 11/17	Ravens Rake Holloway Hill Godalming GU7 1RZ	No Observation
CA/2024/02377		OCKFORD ROAD CONSERVATION AREA WORKS TO AND REMOVAL OF TREES	3 Firgrove House Ockford Road Godalming GU7 1QX	No Observation

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WBC Weekly List 24/51				
WA/2024/02455	Godalming Binscombe & Charterhouse	Erection of a detached dwelling with associated retaining walls, landscaping, parking using existing access from Nightingale Road following demolition of detached garage.	Land at Fairview Shadyhanger Godalming GU7 2HR	No Observation
WA/2024/02415	Godalming Holloway	Erection of a detached dwelling with access, parking and landscaping.	Land opposite Latimer Road Brighton Road Godalming	OBJECTION – see comments below
		<p>Godalming Town Council objects to the proposed development and recommends the application be refused for the following reasons:</p> <p>a) THE COUNTY HIGHWAY AUTHORITY assessed the application on safety, capacity and policy grounds and recommends the proposal be refused on the grounds that the proposed development would have an unacceptable impact on highway safety and would also result in conflict and interference with the safe movement of highway users contrary to Policy DM9 of Waverley Borough Council Local Plan Part 2 (2023) and Section 9 of the NPPF (2024). In making its recommendation, the Highway Authority highlighted the following issues:</p> <ul style="list-style-type: none"> i. The proposed vehicular access onto Brighton Road has sub-standard pedestrian and vehicle inter-visibility splays. The proposed development therefore fails to provide safe and suitable access for all users and would have an unacceptable impact on highway safety, contrary to Policy DM9 of Waverley Borough Council’s Local Plan Part 2 (2023) and Section 9 of the NPPF (2024). ii. The proposed site layout does not provide any turning space to enable vehicles to enter and exit the site in forward gear, thereby resulting in vehicles reversing out onto Brighton Road, a busy classified county road at a point that is directly opposite the Brighton Road junction with Latimer Road. The reversing of vehicles onto Brighton Road, where pedestrian and visibility splays are sub-standard, would have an unacceptable impact on highway safety contrary to Policy DM9 of Waverley Borough Councils Local Plan Part 2 (2023) and Section 9 of the NPPF (2024). iii. The proposed garage door is located 2.0m from the back of the public footway and will result in vehicles blocking the footway and part of the Brighton Road carriageway whilst waiting for the garage door to open. This will result in conflict and interference with the safe movement of highway users, contrary to Policy DM9 of Waverley Borough Councils Local Plan Part 2 (2023) and Section 9 of the NPPF (2024). <p>b) Godalming Town Council not only fully supports this recommendation and believes that the concerns raised by the highway authority are by themselves sufficient grounds to refuse this application, it also objects to the proposed development on the following grounds:</p> <ul style="list-style-type: none"> i. Godalming Town Council does not consider this application mitigates against the reasons given by the Planning Inspectorate when dismissing the appeal against the planning authority’s previous decision to refuse to grant 		

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		<p>planning permission for development on this site. Specifically, Godalming Town Council believes that this development, if allowed, would significantly harm the character and appearance of the area.</p> <p>ii. Godalming Town Council considers the proposed development to be contrary to the Godalming & Farncombe Local Plan Policy God5, which requires new development to respond to the existing street scene. Godalming Town Council considers the proposed development to be out of keeping with the street scene and character of the area. The lack of windows facing the street, combined with the narrowness of those windows, is considered to be out of keeping with the style and line of the windows of the adjacent properties, which despite being built in different eras, are sympathetic of each other and reflect a common vernacular. Likewise, Godalming Town Council considered the expansive roofline of the proposed development to be out of keeping with the character of the locality.</p> <p>iii. Additionally, as well as harming the character and appearance of the area, Godalming Town Council believes this development would also have a detrimental impact on the environment and ecology of the area through the loss of woodland and habitat. Godalming Town Council does not consider the provision of a woodburning stove as proposed in the application would do anything to mitigate the detrimental effect of the development and would only add to the negative environmental impact of the development.</p> <p>Whilst SCC Highways has recommended refusal on highway safety grounds, Godalming Town Council also objects to this development on the grounds that it does not meet the requirements of Policy GOD6 of the Godalming & Farncombe Neighbourhood Plan. The proposed development site lies outside of the Godalming Town Centre Area and as such 2.5 spaces should be the minimum to sustain this development. At only 1 parking space for a four-bedroom dwelling, this proposal has a 60% shortfall in the parking provision required by Policy GOD 6 of the Godalming and Farncombe Local Plan.</p> <p>c) The parking spaces required by Policy GOD6.B for the areas outside the Town Centre Area should be considered to be the minimum required to support sustainable development within these parts of the Neighbourhood Plan area.</p> <p>d) In addition to the grounds for recommending that planning permission for this application should be refused, Godalming Town Council wishes to highlight its concern regarding surface water impact on Town End Street – Godalming Town Council is concerned that any additional development would add to the already unacceptable levels of surface water experienced within the Town End Street/Brighton Road area.</p> <p>e) If contrary to the issues raised above permission were to be granted for this development, Godalming Town Council would wish that a planning condition/restraint is placed upon the permission that would:</p> <p>i. remove any future Permitted Development Rights on this development, specifically to prevent any change of use from a single dwelling unit to either multiple units or a House of Multi-Occupancy (HMO);</p> <p>ii. ensure that the streetlight is retained even if re-sited; and</p>		

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		iii. a construction plan is required that ensures adequate land stability at all times and that the construction plan absolutely minimises the impact on neighbours and the highway.		
TM/2024/02428	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA231	4 Blewfield Godalming GU7 1TR	No Observation
TM/2024/02466	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 42/99	30 The Paddock Godalming GU7 1XD	No Observation
CA/2024/02449		MUNSTEAD CONSERVATION AREA WORKS TO AND REMOVAL OF TREES	Munstead Wood Heath Lane Godalming GU7 1UN	No Observation